CITY OF NORMAN
Development Review Form
Transportation Impacts

DATE: March 22, 2024 **STAFF REVIEW BY:** David Riesland, P.E.
City Transportation Engineer

PROJECT NAME: Salyer Addition Re-Plat PP **PROJECT TYPE:** Commercial
Owner: Nyssa Raatko, LLC
Developer's Engineer: MacBax Land Surveying, PLLC
Developer's Traffic Engineer: Olsson

SURROUNDING ENVIRONMENT (Streets, Developments)
Commercial surrounds the proposed site on Main Street with some low density residential further south.

ALLOWABLE ACCESS:
The site proposes to reuse one existing access point. The location of this existing access point will afford limited access because of the median on Main Street and meets the applicable requirements in the Engineering Design Criteria.

EXISTING STREET CHARACTERISTICS (Lanes, Speed Limits, Sight Distance, Medians)
Main Street: 6 lanes (existing). Speed Limit - 40 mph. No sight distance problems. Landscaped median.

ACCESS MANAGEMENT CODE COMPLIANCE: **YES** ■ **NO** ☐

Proposed number of access points for the development is in compliance with what is allowed in the subdivision regulations.

TRIP GENERATION

Time Period	Total	In	Out
Weekday	106	53	53
A.M. Peak Hour	1	1	0
P.M. Peak Hour	7	2	5

TRANSPORTATION IMPACT STUDY REQUIRED? **YES** ☐ **NO** ■

Obviously being well below the threshold for when a traffic impact study is required (>100 peak hour trips is the threshold), the developer was asked to submit a traffic memo to document the trip generation potential for this application. On behalf of the developer Olsson submitted the traffic impact analysis memorandum. No traffic operational issues are anticipated due to the development.

RECOMMENDATION: APPROVAL ■ **DENIAL** ☐ **N/A** ☐ **STIPULATIONS** ☐

Recommendations for Approval refer only to the transportation impact and do not constitute an endorsement from City Staff.

The proposed development will access Main Street from the north by way of an existing driveway. This intersection on Main Street will continue to provide limited access because of the Main Street median. Capacity exceeds demand in this area. As such, no additional off-site improvements are anticipated.